

## Chapter 128. CAMPGROUNDS

### § 128-1. Purpose.

The purpose of this Chapter shall be to provide rules, regulations and standards for development of campgrounds in the County of Page, ensuring that the public health, safety and general welfare are protected; that orderly growth and development together with the conservation, protection and proper use of land shall be ensured; that proper provisions for all public facilities shall be made; and that Page County government is given appropriate control over the zoning and location of campgrounds in Page County.

### § 128-2. Adoption of Statutory Provisions.

All of the provisions and requirements of the laws of the State of Virginia contained in Title 35.1 pertaining to Campgrounds and all of the provisions of Virginia's Department of Health Rules and Regulations Governing Campgrounds, known as 12 VAC 5-450-10 through 12 VAC 5-450-230, as amended, except those provisions and requirements which, by their very nature, can have no application to or within the County of Page, are hereby adopted and incorporated in this Chapter by reference and made applicable within the County. Such provisions and requirements are hereby adopted mutatis mutandis, and made a part of this Chapter as fully as if set forth at length herein, and it shall be unlawful for any person within the County to violate or fail, neglect or refuse to comply with any provision of Title 35.1 of the Code of Virginia, as amended, and the provisions of Virginia's Department of Health Rules and Regulations Governing Campgrounds, known as 12 VAC 5-450-10 through 12 VAC 5-450-230, as amended, which are adopted by this section; provided that in no event shall the penalty imposed for the violation of any provision or requirement hereby adopted exceed the penalty imposed for a similar offense under the Code of Virginia. This incorporation is for the purpose of ensuring uniformity between the Code of the County of Page and state laws.

### § 128-3. Definitions.

As used in this Chapter, unless the context requires otherwise or it is otherwise provided, the following terms shall have the meanings indicated:

**ACCESSORY USES** -- Offices, recreational facilities, convenience stores, gift shops, service buildings, rest rooms, dumping stations, showers, laundry facilities, storage units and other uses and structures customarily a part of the campground operation for the use of occupants.

**AUTHORITY HAVING JURISDICTION** -- The organization, office or individual responsible for approving equipment, equipment installation, a permit or a procedure.

**CABIN/CAMPING** — A hard-sided shelter less than 400 square feet in area.

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CAMPERS -- Persons participating in camping.

CAMPGROUND – Means and includes, but is not limited to a travel trailer camp, recreation camp, family campground, camping resort, camping community, or any other area, place, parcel, or tract of land, by whatever name called, on which three or more campsites are occupied or intended for occupancy, or facilities are established or maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer, whether the use of the campsites and facilities is granted gratuitously, or by rental fee, lease, or conditional sale, or by covenants, restrictions, and easements. “Campground” does not include a summer camp, migrant labor camp, or park for mobile homes as defined in Section 35.1-16 and §32.1-203 of the Virginia Code, as amended, or a construction camp, storage area for unoccupied camping units, or property upon which the individual owner may choose to camp and not be prohibited or encumbered by covenants, restrictions, and conditions from providing his sanitary facilities within his property lines.

- A. PRIMITIVE SITE -- A campsite where no utility hookups are provided.
- B. DEVELOPED SITE -- A site accessible by vehicular traffic where Campsites are substantially developed with one or more utility, i.e., sewer, water and/or electricity.

CAMPSITE -- A plot of ground within a Campground used or intended for the occupation by the Camping Unit or Units under the control of a Camper.

CAMPING UNIT – A tent, tent trailer, travel trailer, camping trailer, pickup camper, motor home, camping cabin, and any other device or vehicular type structure for use as a temporary living quarter or shelter during periods of recreation, vacation, leisure time, or travel.

DENSITY — The number of Campsites per unit of land on a tract or parcel.

GREENBELT -- A strip of land, containing landscaping or other aesthetic site-obscuring features, intended to buffer potentially incompatible uses. Greenbelts may include utilities and other underground facilities but not Camping Units, buildings or recreation areas.

MINIMUM PARCEL SIZE -- The minimum land area required to accommodate a Campground.

OCCUPANCY — The presence of overnight guest(s) in a Camping Unit for a site, whether the use of the Campsites and facilities is granted gratuitously, or by rental fee.

OPERATOR -- The owner of the Campground or his/her designee.

OWNER -- Person or entity holding title to the parcel on which the campground is located

RECREATION AREA — A specific area of the Campground, either of land or an area of water or a combination of land and water, which is designed and intended for the use or enjoyment of guests of the Campground.

RENT -- Compensation or other consideration given for a prescribed right, use, possession or occupancy of a Campsite.

RENTAL/ON-SITE -- A Camping Unit placed within a Campground which is available for rental to guests.

RV'ers -- Individuals who use recreational vehicles for camping, those who stay for a day, week, or even up to seven months (extended stay) as an alternative to other types of lodging.

SERVICE BUILDING -- A structure or portion thereof that is used to house sanitary facilities, such as water closets or lavatories. It may include other facilities for the convenience of the Campground guests.

SITE -- A plot of ground within a Campground used or intended for the occupation by the Camping Unit or Units under the control of a Camper.

TENT -- A portable shelter, consisting of synthetic fabrics or natural skins stretched over a flexed or rigid framework.

#### § 128-4. Enforcement; Zoning; Site Plan Requirements.

- A. Enforcement. The Page County Zoning Administrator is the officer having enforcement authority.
- B. Zoning. Campgrounds may be allowed in Woodland-Conservation and Agricultural Districts by Special Use Permit.
- C. Site Plan Requirements. In order to insure the provision of adequate, properly designed sanitation facilities at Campgrounds, any person planning construction, major alteration or extensive addition to any Campground shall, prior to the initiation of any such construction, submit to the Page County Health Department, complete plans, at a minimum scale of one inch to fifty feet, and statements which show the following:
  - (1) The proposed method and location of sewage disposal system.
  - (2) The proposed sources and location of the water supply.
  - (3) The number, location and dimensions of all campsites.
  - (4) The number, description and location of proposed sanitary facilities such as toilets, dump stations, sewer lines, etc.

- (5) Name and address of applicant.
  - (6) Location, boundaries and dimension of the proposed project.
  - (7) The number, description and location of proposed motor vehicle parking spaces.
  - (8) The description and location of all interior roads.
  - (9) The description and location of all buildings and recreational areas.
  - (10) The description of any landscaping plans.
  - (11) Such other pertinent information as the Virginia Health Commissioner or the Page County Health Department may deem necessary.
- D. Permit Approval. Before any permit is issued for construction of, major alterations to, or extensive addition to any Campground, the plans and specifications shall first be approved by the County Planning/Building/Zoning Office(s), Virginia Department of Transportation (VDOT) and the Page County Health Department, taking into account all of the provisions as set out herein, as well as such special conditions as may be imposed by the Planning Commission, and provided further that said plans and specifications are in accordance with state regulations governing campgrounds, including, but not limited to Title 35.1 of the Virginia Code, as amended, and the Virginia Department of Health's Rules and Regulations Governing Campgrounds, 12 VAC 5-450-10 through 12 VAC 5-450-230, as amended from time to time.

#### § 128-5. Standards.

- A. Permitted Camping Units. Only tents, tent trailers, travel trailers, camping trailers, pick-up campers, motor homes, or Camping Cabins, as defined above, or any other device or vehicular-type structure as may be developed marketed and used by the camping trade for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel shall be allowed.
- B. Permanent Occupancy Prohibited. No Camping Unit shall be used as a permanent place of abode, dwelling or business or for indefinite periods of time. Continuous occupancy extending beyond seven (7) months in any twelve-month period shall be presumed to be permanent occupancy.
- C. Site Requirement/Density.
- (1) The minimum parcel size shall be ten (10) contiguous acres.
  - (2) The average number of campsites per acre shall not exceed twenty (20).

- (3) Each campsite shall be a minimum of 1,600 square feet of space and shall not be less than 25 feet wide at its narrowest point.
  - (4) A minimum of twenty percent (20%) of the entire tract of land shall be open area and/or recreation area, of which no more than fifty percent (50%) can be a body of water. Campsites, service buildings, roads, or greenbelt shall not be included as open and/or recreation area.
  - (5) Exposed ground surfaces in all parts of Campground shall be paved or covered with crushed stone or gravel or protected with a vegetative growth or other natural growth that is capable of preventing soil erosion and eliminating objectionable dust.
  - (6) Each Campsite shall be identified by number and section. Camping Units within a Campground shall be required to be located within the designated Campsites.
- D. Lighting. Any lighting that is provided on the Campground will be directed downwards, so as to not produce a glare on adjoining properties.
- E. Fires. Any outdoor fires on the Campground shall be enclosed by a fire ring. All fire rings shall be enclosed by a durable, non-flammable material at least 8" in height. Firewood must originate in Page County and remain in Page County.
- F. Perimeter Fencing. Where perimeter fencing is not provided, the Campground shall be blazed every twenty-five (25') feet and a sign shall be posted every fifty feet (50') which states: "NO CAMPERS BEYOND THIS POINT," in a minimum size of two-inch letters. The signs shall be posted on the property line of the Campground.
- G. Special Use Permit Requirements. The Special Use Permit shall also consider the following on a site-by-site basis:
- (1) Quiet Hours (to include use of generators).
  - (2) Fireworks.
  - (3) Use of off-road vehicles.
  - (4) Additional buffer requirements adjacent to existing dwellings and areas of potential growth.
  - (5) Impact of traffic on nearby residences, and mitigation thereof.

§ 128-6. Health and Sanitation Requirements.

- A. Requirements. All health and sanitation requirements shall be in accordance with the Virginia Department of Health Rules and Regulations Governing Campgrounds (12 VAC 5-450 et al).
- B. Service Building. Campgrounds must have a Service Building constructed of cleanable, nonabsorbent materials, maintained in good repair and in a clean and sanitary condition and meeting the requirements of the Virginia Department of Health Rules and Regulations Governing Campgrounds (12 VAC 5-450 et al.). All Services Buildings shall also conform to all existing Virginia and Page County Building Codes.

§ 128-7. Design of Access to Campground.

A. Location and access.

- (1) Direct Access to Public Street. Except as stated below, no Campground shall be located except with direct access to a public street maintained by VDOT with appropriate frontage thereon to permit appropriate design of entrances and exits. No entrance or exit from Campground shall be permitted through a residential zone.

{NOTE: Section 128-7.A(2) to be selected from one of the following three alternatives, based on the Board's risk tolerance in "approving" traffic-generating uses on private roads.}

- (2) (ALTERNATE 1) Private Road. Campground may be located off an existing, established private road provided all of the following requirements are met:
  - (a) The road surface is twenty feet (20') wide or greater, with gravel or asphalt surface.
  - (b) Permission has been obtained from all other legal owners of the private road.
  - (c) A road maintenance agreement reflecting the new Campground use is executed by all legal owners of the private road and recorded in the land records of the County, which agreement details who is responsible for maintaining and paying for all costs of maintenance of the private road.
  - (d) A proper commercial entrance is installed at the intersection of the private road with the first publicly-maintained road, in accordance with VDOT standards
  - (e) If the private road has more than one access point to a public road, a single

access can be designated in accordance with the conditions above and properly advertised/signed to direct camper ingress/egress. Conditions (b), (c) and (d) can be waived in the Special Use Permit if it is satisfactorily demonstrated that the private road is an established non-exclusive right-of-way or unrestricted easement and essentially functions as a public road.

(d) Road condition and maintenance responsibilities shall be considered in the Special Use Permit.

(2) (ALTERNATE 2) Private Road. If the proposed campground parcel does not adjoin a public street, a 50-foot deeded right-of-way, with appropriate frontage at the public street to permit appropriate design of entrances and exits, must be obtained to provide access to the parcel. Road condition and maintenance responsibilities shall be considered in the Special Use Permit.

(2) (ALTERNATE 3) {Delete 128-7.A(2); keep current Ordinance requirement for public road access. Modify 128-7.A(1) to eliminate clause “Except as stated below,”.

B. Entrances and Exits. Entrances and exits to Campgrounds shall be designed for safe and convenient movement of traffic into and out of the Campground and shall be designed to minimize marginal friction with free movement of traffic on adjacent streets. All traffic into or out of the Campground shall be through such entrances and exits. Entrances shall be constructed utilizing appropriate radii and grades to accommodate movement of all vehicles using/entering the Campground. All entrances onto public roads shall meet VDOT requirements.

C. Road Requirements. Interior roads and access to individual sites shall consist at a minimum of an all weather gravel surface. All interior roads shall be a minimum width of ten feet (10') for one-way traffic and twenty feet (20') for two-way traffic. No Campsite shall have direct access to a public street.

#### § 128-8. Yards and setbacks.

The minimum setback from property lines shall be fifty feet (50'); a greenbelt shall be included within the setback area.

#### § 128-9. Onsite Operator.

If an onsite Operator is not provided, a point of contact for the Campground shall be designated and emergency contact information provided and posted conspicuously at the Campground.

§ 128-10. Violations and penalties.

Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating, causing or permitting the violation of any of the provisions of this chapter shall be guilty of a misdemeanor and, upon conviction thereof, may be fined up to \$2,500 or imprisoned for up to 12 months, or both. Such person, firm or corporation shall be deemed to be guilty of a separate offense for each and every day during which any portion of any violation of this chapter is committed, continued or permitted by such persons, firm or corporation and shall be punishable as herein provided.



§ 128-11. Conflicts.

If any provision of this Chapter conflicts with any other provision of the Zoning Ordinance of the County of Page, Virginia, the more stringent provision shall apply.